



## Charming country cottage



### Information de l'agent

Nom:	Sarah Day
Nom de compagnie:	Maisons et Manoirs
Pays:	France
Expérience since:	1994
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Téléphone:	+33 (608) 891-279
Languages:	French
Site web:	<a href="http://www.maisonsetmanoires.com">http://www.maisonsetmanoires.com</a>

### Détails de l'annonce

Propriété à:	Vendre
Prix:	EUR 265,000

#### Location

Pays:	France
Indicatif régional:	32190
Soumis:	19/08/2024

Description:

Charming country cottage

This charming light filled cottage benefits from being built in 1995 in a traditional style, giving it the advantages of modern living in a beautiful setting surrounded by its own trees and garden.

The interior is well planned with a large kitchen/dining/lounge with double sliding doors onto a large covered patio. The lounge area has a fireplace with woodburning insert. The wrap around worktops of the fitted kitchen separate it from the dining area. The utility room is just behind the kitchen.

The downstairs bedroom is a good size with an ensuite shower room and wc .

There is also a separate downstairs wc

Upstairs the Master bedroom has doors out to the covered balcony with views across the garden and out to the Pyrenees.

The large Dressing area is fully equipped with wardrobes and shelving.



The bathroom offers Bath, Shower, Basin ,WC.

The 3rd very large bedroom boasts exposed beams and windows on 3 sides.

This is a unique property in an beautiful location .

Surface : 138.75 m2

Rooms : 5

Bathroom : 1

Plot size : 01 ha

## **Caracteristiques techniques**

Reference

MM2048MD

Price

265 000 €

Location

Demu 32190

Rooms

5

Bedrooms

3

Shower room

1

Bathroom

1



Plot size

01 ha

Sanitation

Individual

Openings

Wood/Double glazing

Heating

Wood, Electric/Individual

Living room

42 m<sup>2</sup>

Balcony surface

5 m<sup>2</sup>

Terrace surface

25 m<sup>2</sup>

Construction

1995

Interior condition

To refresh

Kitchen

Fitted and equipped/Kitchenette

View

Mountain

Exposure



South

Levels (incl. ground floor)

2

### Rooms details

Entrance

7.5 m<sup>2</sup>

WC

2.5 m<sup>2</sup>

Bedroom 1 with en suite shower room

12 m<sup>2</sup>

En suite shower room

4.5 m<sup>2</sup>

Laundry room

4.2 m<sup>2</sup>

Kitchen / lounge / diner

42 m<sup>2</sup>

Stairwell

8.2 m<sup>2</sup>

Bedroom 2 with Balcony

29 m<sup>2</sup>

Dressing room

7.5 m<sup>2</sup>

Bathroom Bath shower basin WC

8.3 m<sup>2</sup>

Bedroom 3

21 m<sup>2</sup>

Landing and hallway

10 m<sup>2</sup>

### Informations complémentaires

Fees to be paid by the seller. Energy class D, Climate class B Estimated average amount of annual energy expenditure for standard use, based on the year's energy prices 2021: between 1710.00 and 2350.00 €.

Information on the risks to which this property is exposed is available on the Geohazards website: [georisques.gouv.fr](http://georisques.gouv.fr).

Nos honoraires

### Commun

Chambres: 3

Salle de bains: 1

Pied carré fini: 138.75 m<sup>2</sup>



## Room details

Total rooms: 5

## Utility details

Heating: Oui

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX6.025.465

